



**Soil Contamination Risk
Preliminary Site Investigation Report**

**937 Two Chain Road, 1379, 1401 & 1419 Tram Road,
Swannanoa, Canterbury**

September 2023



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Specialist soil contamination experts, keeping your project moving.

QUALITY CONTROL AND CERTIFICATION SHEET

Client: Andrew McAllister

Date of issue: 12 September 2023

Report written by:

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1 Executive Summary

The subject site involves four properties on Tram Road and Two Chain Road in Swannanoa, Canterbury. It is proposed to rezone the site to allow large lot residential use. This will involve a change in use, future subdivision and potential disturbance of soils in the future. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) require an assessment of the likelihood of soil contamination being present. It is also noted that Momentum Environmental Ltd is obligated to consider the requirements of Section 10 (4) of the Health and Safety at Work (Asbestos) Regulations 2016. This report details the work undertaken to assess the risks.

This Preliminary Site Investigation (PSI) has identified confirmed or likely Hazardous Activities and Industries List (HAIL) activities on the subject site and there may be a risk to human health from contaminated soils. The following potential sources of contamination have been identified:

- A diesel aboveground storage tank (HAIL A17).
- Potential contamination within former gravel pits possibly subjected to uncontrolled filling (HAIL G5).

It is recommended that Detailed Site Investigations, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the former gravel pits prior to development. The small fuel tank currently has no indication of spills so a DSI is not currently considered necessary.

The identified HAIL activities/risks do not preclude eventual residential subdivision of the land and do not require any further investigation for the purposes of plan change. As each stage of the plan change area is developed, the need for an updated Preliminary Site Investigation and/or site inspections should be considered, along with Detailed Site Investigations as required.

In terms of planning status, the Preliminary Site Investigation has identified evidence of HAIL activities occurring on the subject site. Therefore, the NESCS does apply, and resource consent may be required for future change of use, subdivision and soil disturbance.

2 Objectives of the Investigation

This report has been prepared in general accordance with the Ministry for the Environment’s “Contaminated Land Management Guidelines No 1: Reporting on Contaminated Sites in New Zealand, revised 2021”. This report includes all requirements for a Preliminary Site Investigation report.

The objective of this report is to:

- Collect and assess information from multiple sources to understand previous and current land uses.
- To describe the subject site’s physical and environmental features to understand potential pathways and receptors.
- To establish under the NESCS whether it is more likely than not that an activity or industry described in the Hazardous Activities and Industries List (HAIL) is being, or has been, undertaken on the site.
- To assess whether there is any risk to potential receptors that would warrant further investigation.

3 Scope of Work Undertaken

The scope of the work undertaken has included:

- Obtaining and review of Environment Canterbury (ECan) GIS data including the Listed Land Use Register (LLUR).
- Search of Land Information New Zealand (LINZ) orchard database.
- Review of relevant historical aerial photographs.
- Review of relevant historical certificates of title (CTs).
- Review of Waimakariri District Council (WDC) property files.
- Site inspection.
- Preparation of this report in accordance with MfE guidelines.

4 Site Identification

The subject site comprises four properties on Tram Road and Two Chain Road in Swannanoa, Canterbury as shown on the plan in **Figure 1** below. Details of each property are shown in **Table 1** below.

Table 1 – Lot Details

Street Address	Legal Description	Area (ha)
937 Two Chain Road	LOT 2 DP 323637	0.64
1379 Tram Road	LOT 1 DP 323637	7.71
1401 Tram Road	LOT 5 DP 321133	4.00
1419 Tram Road	LOT 7 DP 321133	4.02
	Total	16.37



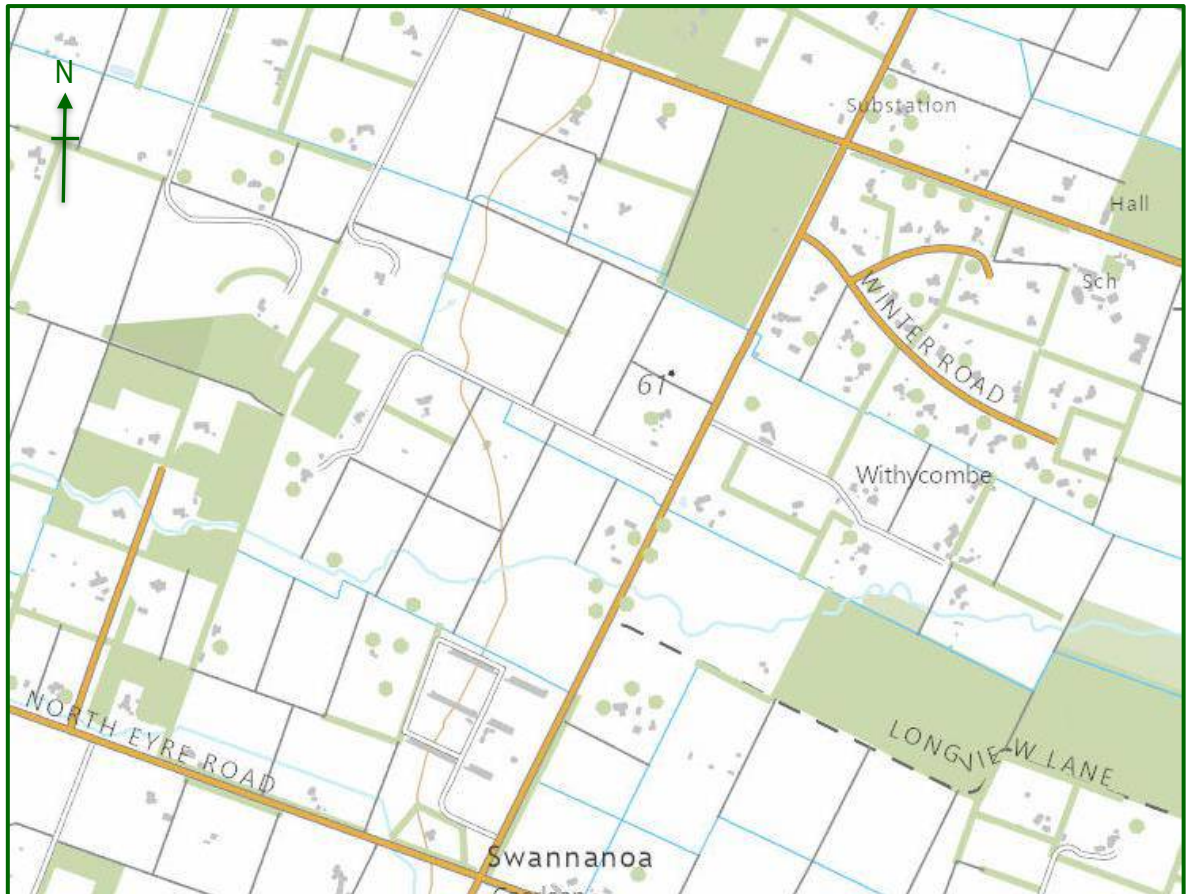


Figure 1 – Location Plan

5 Proposed Site Use

It is proposed to rezone the site to allow large lot residential development. This will enable future change in use, subdivision and potential disturbance of soils.

6 Site Description

6.1 Environmental Setting

Table 2 – Environmental Setting

Topography	The site is generally flat land.
Geology	The ECan GIS database describes the soils at the subject site as Darnley shallow silt. Onsite bore logs indicate that topsoils are underlain by layers of claybound gravels and sandy gravels.
Soil Trace Elements	According to the ECan GIS database, natural concentrations of trace elements for the subject site are mainly of the 'Regional, Yellow Brown Stony' soil group, with a small area of 'Regional, Recent' soil group on the southern corner.
Groundwater	The subject site lies over the unconfined and semiconfined gravel aquifer system. Ground water levels recorded on onsite bore logs are between 6.95m and 7.33m deep. The direction of groundwater flow is generally in a south-easterly direction.
Surface Water	ECan GIS shows a water race runs along the southern boundary of the subject site.

6.2 Site Layout & Current Site Uses

937 Two Chain Road contains public water supply infrastructure.

1379 Tram Road is a forestry block with a community water supply well on the southern corner.

1401 and 1419 Tram Road are both rural residential lots. Each lot contains a dwelling surrounded by pastoral land with associated sheds.

6.3 Surrounding Land Uses

Land to the north and west of the subject site has a rural residential use. Land to the east is divided into large residential lots. The adjacent land to the south is pastoral farmland.

6.4 Geotechnical Investigations

No geotechnical investigations were made available to Momentum Environmental Ltd (MEL).

7 Historical Site Use Assessment

7.1 Previous Site Ownership and Use

Historical Certificate of Titles (CTs) were reviewed with the following relevant ownership information outlined below. No potentially contaminating uses of the subject site were identified from the ownership information.

937 Two Chain Road & 1379 Tram Road

23 July 1926	The superintendents of the province of Canterbury
05 July 1957	Land set apart for plantation purposes and vested in the Chairman, Councillors and Inhabitants of the County of Eyre.
30 May 2003	Proprietor name updated to Waimakariri District Council

1401 & 1419 Tram Road

23 April 1883	Thomas Sanderson, runholder and Sarah Chapman, widow
29 January 1884	Thomas Chapman, Robert William Chapman, Edward Chapman and Walter Chapman, farmers and Arthur Trueman Chapman, gentleman
24 March 1886	Walter Chapman, sheep farmer
13 June 1913	John White, farmer
11 March 1938	Hugh Henry Petrie, farmer
10 November 1969	Malcom Robert Petrie, farmer
04 July 1985	Malcom Robert Petrie, farmer and Elaine Dorothy Petrie, married woman
09 November 1998	Perpetual Trust Ltd and Elaine Dorothy Petrie

1401 Tram Rd

22 April 2004	Alexander Maria Hubers and Sandra Denise Hubers
31 January 2020	Andrew John McAllister

1419 Tram Rd

03 May 2004	Hamish Godfrey Newton
13 August 2004	Hamish Godfrey Newton and Paula Alexandra Newton
02 August 2006	Ferdinand Richard Stibi and Coral Bernadette Wheeler
23 October 2007	Lionel Dixon Broad and Diane Marie Broad
08 April 2011	Brian Duncan McMillan and Heritage Trustee Company Ltd
10 December 2020	Andrew John McAllister

Note that some of the older information was of poor quality and difficult to follow, therefore the accuracy of the spelling of names and dates is not guaranteed. Copies of the historical CTs are included in **Appendix A**.

7.2 District Council Records

The subject site is currently zoned Rural Zone in the operative Waimakariri District Plan. It is zoned Rural Lifestyle Zone in the proposed Waimakariri District Plan.

The property files for 1401 and 1419 Tram Road were provided by Waimakariri District Council on 22 August 2023. The property files included the following information:

1401 Tram Road

14 July 2004	Building consent for a dwelling and shed.
--------------	---

1419 Tram Road

07 August 2003	Approval of an application to divert a water race (R3J-1) to align with the property boundary.
02 April 2004	Building consent for a farm shed.
15 May 2004	Building consent for a dwelling with attached garage.
11 July 2011	Building consent to install a solid fuel heater.

7.3 Regional Council Records

The subject site is not listed on the Listed Land Use Register (LLUR) for activities and industries as per the 'Hazardous Activities and Industries List' (HAIL).

Three nearby sites are listed:

- Mainpower NZ Ltd Swannanoa Substation, 969 Two Chain Road is listed for 'B4 – Power stations, substations or switchyards'. A substation has been present since 2009 until the present day. The site is categorised as 'Verified HAIL has not been investigated'. The site is located on land to the north of the subject site, it is separated from the subject site by Tram Road.
- 975 Two Chain Road is listed for 'G5 – Waste disposal to land' due to waste disposal to land activities being noted on aerial photographs. The site is categorised as 'Verified HAIL has not been investigated'. The site is located approximately 90m north of the subject site.
- 975 & 979 Two Chain Road is listed for 'A10 – Persistent pesticide bulk storage or use' due to horticultural activities noted on aerial photographs from 2000 onwards. However, the owner in 2017 provided information that no use or storage of persistent pesticides had occurred and that the olive trees were removed in 2014. The site is categorised as 'Verified HAIL has not been investigated'. The site is located on land to the north of the subject site, it is separated from the subject site by Tram Road.

A Preliminary Site Investigation completed in 2021 by Eliot Sinclair & Partners Ltd on adjacent land to the south did not identify any HAIL activities that would pose a risk of migration of contaminants to the current subject site.

The full LLUR Statement is included in **Appendix B**.

The ECan GIS database shows four active bores on the subject site. Two are used for domestic and stock water supply, two are small community supply bores. The nearest active, downgradient well is M35/6244 used for domestic and stock water supply, located approximately 54m south-east of the subject site.

The ECan GIS database shows active resource consents for 1379 Tram Road to take and use water, and 937 Two Chain Road to take and use water, discharge storm water to land, and to store caustic soda. Within a 100m radius of the subject site there are several active resource consents to discharge treated domestic sewage to ground and one consent to discharge water from oil containment bunds around power transformers in substations onto land.

7.4 LINZ Records

The LINZ Orchard layer does not show the subject site as having listed orchards. A listed orchard is present on adjacent land to the north as shown on **Figure 2** below.

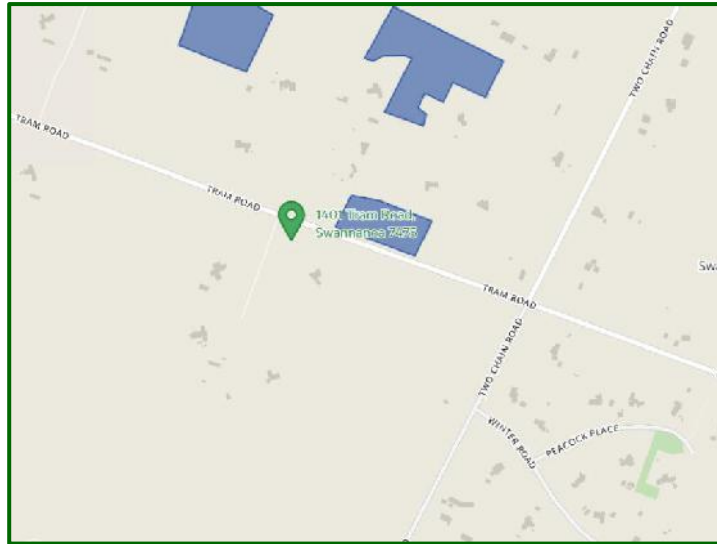


Figure 2 – LINZ Orchard Layer Plan

7.5 Review of Historical Aerial Photographs

A total of ten aerial photographs have been sourced from the ECan GIS database. Copies of the aerial photographs used are included in **Appendix C**.

Table 3 – Historical Aerial Photograph Summary

Date	Comment
1941	<p>937 Two Chain Rd: Appears to be covered with immature trees.</p> <p>1379 Tram Rd: Is also covered with immature trees. Potential gravel pits are visible on the north-east corner and south-west corner.</p> <p>1401 Tram Rd: Is in pasture.</p> <p>1419 Tram Rd: Is in pasture.</p> <p>Surrounding Land: Is mainly pastoral farmland. A dwelling is present beyond the subject site to the south-east.</p>
1955	<p>937 Two Chain Rd: No significant changes are shown.</p> <p>1379 Tram Rd: No significant changes are shown.</p> <p>1401 Tram Rd: No significant changes are shown.</p> <p>1419 Tram Rd: No significant changes are shown.</p> <p>Surrounding Land: No significant changes are shown.</p>
1975	<p>937 Two Chain Rd: The trees have been harvested.</p> <p>1379 Tram Rd: The trees have been harvested. Four possible gravel pits are visible, one on each corner of the lot.</p> <p>1401 Tram Rd: No significant changes are shown.</p> <p>1419 Tram Rd: No significant changes are shown.</p> <p>Surrounding Land: No significant changes are shown.</p>
1984	<p>937 Two Chain Rd: The trees have been replanted.</p> <p>1379 Tram Rd: The trees have been replanted.</p> <p>1401 Tram Rd: No significant changes are shown.</p> <p>1419 Tram Rd: No significant changes are shown.</p> <p>Surrounding Land: No significant changes are shown.</p>
1994	<p>937 Two Chain Rd: No significant changes are shown.</p> <p>1379 Tram Rd: No significant changes are shown.</p> <p>1401 Tram Rd: No significant changes are shown.</p> <p>1419 Tram Rd: No significant changes are shown.</p>

	Surrounding Land: Two dwellings have been constructed beyond the subject site to the south.
2000	937 Two Chain Rd: No significant changes are shown. 1379 Tram Rd: No significant changes are shown. 1401 Tram Rd: No significant changes are shown. 1419 Tram Rd: No significant changes are shown. Surrounding Land: Large lot residential development has occurred beyond the subject site to the east. Possible horticultural activities are occurring beyond the subject site to the north.
2005	937 Two Chain Rd: The trees have been removed and a shed and water tank are now present. 1379 Tram Rd: No significant changes are shown. 1401 Tram Rd: Is being developed for rural residential use. A shed is now present and a dwelling is under construction. 1419 Tram Rd: Has been developed for rural residential use. A dwelling and shed are now present. Surrounding Land: Land to the north and west of the subject site has been developed for rural residential use.
2011	937 Two Chain Rd: An additional water tank has been added. 1379 Tram Rd: No significant changes are shown. 1401 Tram Rd: No significant changes are shown. 1419 Tram Rd: No significant changes are shown. Surrounding Land: The substation is now visible beyond the subject site to the north, on the north-west corner of the Tram Road and Two Chain Road intersection
2020	937 Two Chain Rd: A second shed and two more water tanks have been added. 1379 Tram Rd: No significant changes are shown. 1401 Tram Rd: No significant changes are shown. 1419 Tram Rd: No significant changes are shown. Surrounding Land: No significant changes are shown.

8 Site Inspection

An inspection of 1401 and 1419 Tram Road was undertaken on 28 August 2023 to assess the likelihood of soil contamination being present. A Site Inspection Plan detailing the structures and potential sources of contamination, including those identified by the desktop portion of this investigation, is included in **Appendix D**.

1401 Tram Road

A modern dwelling is present surrounded by gardens. A separate garage/shed is adjacent to the dwelling on 1401 Tram Road. A small aboveground diesel tank (AST) is present next to this building. The remainder of the properties is divided into pastoral paddocks.



Photo 1 – Dwelling present on 1401 Tram Road



Photo 2 – AST next to garage/shed on 1401 Tram Rd

1419 Tram Road

This property also contains a modern dwelling surrounded by a garden area. A mound of soil was observed to the south-east of the dwelling, within the garden area. This is most likely material removed during construction of the dwelling foundations.

The remainder of the property is divided into pastoral paddocks. Within the paddocks are a modern farm shed with adjacent wooden loading ramp and a wooden chicken run.



Photo 3 – Mound to south-west of dwelling



Photo 4 – Shed and loading ramp on right



Photo 5 – Chicken run

9 Risk Assessment

9.1 Potential HAIL Uses Identified

The Hazardous Activities and Industries List (HAIL) compiled by The Ministry for the Environment include the following categories (*in italics*) that could be associated with the historical uses of the site with a summary of the risk of these activities having been carried out on the site.

A – Chemical manufacture, application and bulk storage

10. Persistent pesticide bulk storage or use, including sport turfs, market gardens, orchards, glasshouses or spray sheds

The majority of the subject site has been used for pastoral farming or forestry activities for its known history. The normal use of fertilisers and pastoral weed controls associated with pastoral use is unlikely to have caused soil contamination that would pose a risk to human health.

17. Storage tanks and drums for fuel, chemicals or liquid waste

A small diesel AST is present on 1401 Tram Road. No spills were noted. The risk posed to human health and the environment is considered to be low, however, contaminants of concern include total petroleum hydrocarbons (TPH).

G – Cemeteries and waste recycling, treatment and disposal

5. Waste disposal to land

Historical gravel pits were observed on aerial photographs within 1379 Tram Road. These pose a risk of contamination from uncontrolled filling. Contaminants of concern associated with uncontrolled filling is dependent on the material disposed of but could include heavy metals, asbestos and petroleum hydrocarbons.

H - Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

The ECan LLUR identified three sites with HAIL activities within a 100m radius of the subject site. Based on the information in the LLUR statement and the review of aerial photographs, it is considered highly unlikely that the migration of hazardous substances from adjacent land has impacted soils at the subject site in sufficient quantity to pose a risk to human health or the environment.

I - Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

There is no evidence of older buildings or structures being present on the subject site before 2004. It is considered highly unlikely that soil contamination from lead-based paint products or asbestos containing materials exists on the subject site in sufficient quantities that would pose a risk to human health.

9.2 NESCS Regulation 6(3) Probability Assessment

In terms of the NESCS, Regulation 5(7) states that land is considered to be covered if an activity or industry described in the HAIL is being undertaken; has been undertaken; or is more likely than not to

have been undertaken on it. Regulation 6 describes the methods for determining this. Method 6(3) is to rely on a Preliminary Site Investigation. The NESCS Users Guide indicates the test for ‘more likely than not’ is that there is more than a 50 percent likelihood of the HAIL having occurred. The table below states the likelihood of each HAIL identified:

Table 4 – NESCS Probability Assessment

HAIL Category	6(3)a - Is being undertaken	6(3)b – has been undertaken	6(3)c – likelihood of having been undertaken (if not confirmed)
A10 – Persistent pesticide bulk storage or use	-	-	Highly unlikely
A17 – Storage tanks for fuels or chemicals	✓	-	-
G5 – Waste disposal to land	-	-	More likely than not
H – Migration of contaminants to the subject site	-	-	Highly unlikely
I – Any other - lead paint/asbestos	-	-	Highly unlikely

Therefore, the NESCS does apply to the site and resource consent may be required for activities controlled by the NESCS.

9.1 Conceptual Site Model

The following conceptual site model for the subject site indicates a potentially complete exposure pathway:

Table 5 – Conceptual Site Model

Conceptual Site Model – Heavy Metals				
Source	Pathways		Receptor	Exposure Pathway Status
<ul style="list-style-type: none"> Potential TPH contamination under a diesel AST Potential heavy metal, and/or PAH and/or asbestos contamination within former gravel pits possibly subjected to uncontrolled filling. 	Human	Dermal contact, ingestion and inhalation through soil contact	Current and future site occupiers and workers involved in soil disturbance activities	Fuel tank - Currently incomplete as it is a small modern bunded tank with no spills evident. Gravel pits - Potentially complete
		Ecological	Infiltration through soils to groundwater	Groundwater is assumed to be 6.95 - 7.33m deep at the site
	Surface runoff to waterways		Water race along southern boundary.	Likely incomplete due to separation distances of risk areas from waterways

It is recommended that Detailed Site Investigations, in terms of the Ministry for the Environment’s Contaminated Land Management Guidelines, be undertaken on the former gravel pits prior to development. The small fuel tank currently has no indication of spills so a DSI is not currently considered necessary.

These areas are shown on the Site Inspection Plan in **Appendix D**.

10 Conclusion

This investigation has identified confirmed or likely Hazardous Activities and Industries List (HAIL) activities on the subject site and there may be a risk to human health from contaminated soils. The following potential sources of contamination have been identified:

- A diesel aboveground storage tank (HAIL A17).
- Potential contamination within former gravel pits possibly subjected to uncontrolled filling (HAIL G5).

It is recommended that Detailed Site Investigations, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the identified risk areas prior to development.

The identified HAIL activities/risks do not preclude eventual residential subdivision of the land and do not require any further investigation for the purposes of plan change. As each stage of the plan change area is developed, the need for an updated Preliminary Site Investigation and/or site inspections should be considered, along with Detailed Site Investigations as required.

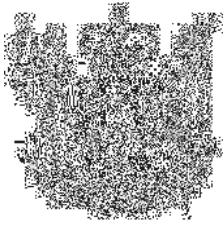
11 Limitations

Momentum Environmental Limited has performed services for this project in accordance with current professional standards for environmental site assessments, and in terms of the client's financial and technical brief for the work. Any reliance on this report by other parties shall be at such party's own risk. It does not purport to completely describe all the site characteristics and properties. Where data is supplied by the client or any third party, it has been assumed that the information is correct, unless otherwise stated. Momentum Environmental Limited accepts no responsibility for errors or omissions in the information provided. Should further information become available regarding the conditions at the site, Momentum Environmental Limited reserves the right to review the report in the context of the additional information.

Opinions and judgments expressed in this report are based on an understanding and interpretation of regulatory standards at the time of writing and should not be construed as legal opinions. As regulatory standards are constantly changing, conclusions and recommendations considered to be acceptable at the time of writing, may in the future become subject to different regulatory standards which cause them to become unacceptable. This may require further assessment and/or remediation of the site to be suitable for the existing or proposed land use activities. There is no investigation that is thorough enough to preclude the presence of materials at the site that presently or in the future may be considered hazardous.

No part of this report may be reproduced, distributed, publicly displayed, or made into a derivative work without the permission of Momentum Environmental Ltd, other than the distribution in its entirety for the purposes it is intended.

Appendix A – Historical Certificates of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **83999**
Land Registration District **Canterbury**
Date Issued 05 March 2004

Prior References
CB25B/82

Estate Fee Simple
Area 4.0007 hectares more or less
Legal Description Lot 5 Deposited Plan 321133

Original Registered Owners

Perpetual Trust Limited as to a 51/100 share
Elaine Dorothy Petrie as to a 49/100 share

Interests

Subject to a right of way, right to convey electric power, telephonic communications and computer media over part marked D on DP 321133 created by Easement Instrument 5893094.3 - Produced 10.2.2004 at 9:00 am and entered 5.3.2004 at 9:00 am

Appurtenant hereto is a right of way, right to convey electric power, telephonic communications and computer media created by Easement Instrument 5893094.3 - Produced 10.2.2004 at 9:00 am and entered 5.3.2004 at 9:00 am

Some of the easements created by Easement Instrument 5893094.3 are subject to Section 243 (a) Resource Management Act 1991

5893094.4 Transfer to - 10.2.2004 at 9:00 am

Land Covenant in Transfer 5893094.4 - Produced 10.2.2004 at 9:00 am and entered 5.3.2004 at 9:00 am

Fencing Covenant in Transfer 5893094.4 - Produced 10.2.2004 at 9:00 am and entered 5.3.2004 at 9:00 am

5976391.1 Transfer to Alexander Maria Hubers and Sandra Denise Hubers - 22.4.2004 at 9:00 am

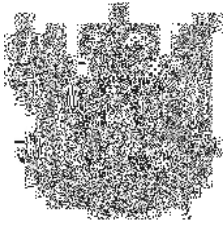
6350877.1 Mortgage to Westpac Banking Corporation - 18.3.2005 at 9:00 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 6350877.1 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

10089183.11 Variation of Mortgage 6350877.1 - 10.6.2015 at 12:19 pm

11645507.1 Discharge of Mortgage 6350877.1 - 31.1.2020 at 1:53 pm

11645507.2 Transfer to Andrew John McAllister - 31.1.2020 at 1:53 pm



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **84001**
Land Registration District **Canterbury**
Date Issued 05 March 2004

Prior References
CB25B/82

Estate Fee Simple
Area 4.0224 hectares more or less
Legal Description Lot 7 Deposited Plan 321133

Original Registered Owners

Perpetual Trust Limited as to a 51/100 share
Elaine Dorothy Petrie as to a 49/100 share

Interests

Subject to a right of way, right to convey electric power, telephonic communications and computer media over part marked E on DP 321133 created by Easement Instrument 5893094.3 - Produced 10.2.2004 at 9:00 am and entered 5.3.2004 at 9:00 am

Appurtenant hereto is a right of way, right to convey electric power, telephonic communications and computer media created by Easement Instrument 5893094.3 - Produced 10.2.2004 at 9:00 am and entered 5.3.2004 at 9:00 am

Some of the easements created by Easement Instrument 5893094.3 are subject to Section 243 (a) Resource Management Act 1991

5893094.4 Transfer to - 10.2.2004 at 9:00 am

Land Covenant in Transfer 5893094.4 - Produced 10.2.2004 at 9:00 am and entered 5.3.2004 at 9:00 am

Fencing Covenant in Transfer 5893094.4 - Produced 10.2.2004 at 9:00 am and entered 5.3.2004 at 9:00 am

5893094.6 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 (DP 321133) - 10.2.2004 at 9:00 am

5988025.1 Transfer to Hamish Godfrey Newton - 3.5.2004 at 9:00 am

6113398.1 Transfer to Hamish Godfrey Newton and Paula Alexandra Newton - 13.8.2004 at 9:00 am

6113398.2 Mortgage to Bank of New Zealand - 13.8.2004 at 9:00 am

6957038.1 Discharge of Mortgage 6113398.2 - 2.8.2006 at 10:18 am

6957038.2 Transfer to Ferdinand Richard Stibi (1/2 share) and Coral Bernadette Wheeler (1/2 share) - 2.8.2006 at 10:18 am

6957038.3 Mortgage to ANZ National Bank Limited - 2.8.2006 at 10:18 am

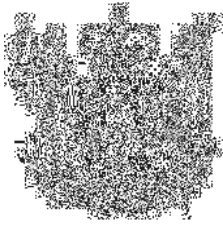
7575833.1 Discharge of Mortgage 6957038.3 - 23.10.2007 at 12:21 pm

7575833.2 Transfer to Lionel Dixon Broad and Diane Marie Broad - 23.10.2007 at 12:21 pm

8730552.1 Transfer to Brian Duncan McMillan and Heritage Trustee Company Limited - 8.4.2011 at 3:14 pm

11555652.1 Transfer to Brian Duncan McMillan and Joynt Andrews Trustee (No.5) Limited - 1.11.2019 at 1:40 pm

11916738.1 Transfer to Andrew John McAllister - 10.12.2020 at 4:32 pm



**COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy




R. W. Muir
Registrar-General
of Land

Identifier

94216

Cancelled

Land Registration District **Canterbury**

Date Registered 30 May 2003 09:00 am

Prior References

5605084.1

Type	Fee Simple	Instrument	GN 5605084.1
Area	4072 square metres more or less		
Legal Description	Reserve 4862		
Purpose	Reserve for Plantation Purposes		

Original Proprietors

Waimakariri District Council

Interests

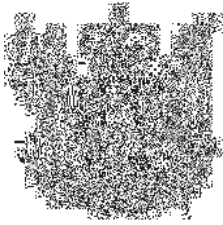
Subject to the Reserves Act 1977

Lot 3 DP 323637 is vested in Waimakariri District Council as road pursuant to Section 238 Resource Management Act 1991

5797895.1 CTs issued - Produced 13.11.2003 at 9:00 am and entered 17.11.2003 at 9.00am

Legal Description	Title
Part Lot 1 Deposited Plan 323637	95167
Part Lot 2 Deposited Plan 323637	95168

CANCELLED



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **95167**
Land Registration District **Canterbury**
Date Issued 17 November 2003

Prior References
94216 CB380/217

Estate Fee Simple
Area 7.7110 hectares more or less
Legal Description Lot 1 Deposited Plan 323637
Purpose Reserve for Plantation Purposes
Original Registered Owners
Waimakariri District Council

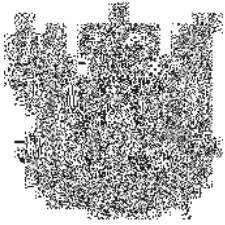
Interests

Subject to the Reserves Act 1977

5833453.1 SUBJECT TO PART 9 OF THE NGAI TAHU CLAIMS SETTLEMENT ACT 1998 (WHICH PROVIDES FOR CERTAIN DISPOSALS RELATING TO THE LAND TO WHICH THIS CERTIFICATE OF TITLE RELATES TO BE OFFERED FOR PURCHASE OR LEASE TO TE RUNANGA O NGAI TAHU IN CERTAIN CIRCUMSTANCES) - 11.12.2003 at 9:00 am

9222087.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 26.11.2012 at 1:12 pm

Subject to a right (in gross) to convey electricity over part marked A and B on DP 471887 in favour of Mainpower New Zealand Limited created by Easement Instrument 9634379.1 - 22.5.2014 at 9:09 am



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **95168**
Land Registration District **Canterbury**
Date Issued 17 November 2003

Prior References
94216 CB380/217

Estate Fee Simple
Area 6400 square metres more or less
Legal Description Lot 2 Deposited Plan 323637
Purpose Reserve for Plantation Purposes

Original Registered Owners
Waimakariri District Council

Interests

Subject to the Reserves Act 1977

5833453.1 SUBJECT TO PART 9 OF THE NGAI TAHU CLAIMS SETTLEMENT ACT 1998 (WHICH PROVIDES FOR CERTAIN DISPOSALS RELATING TO THE LAND TO WHICH THIS CERTIFICATE OF TITLE RELATES TO BE OFFERED FOR PURCHASE OR LEASE TO TE RUNANGA O NGAI TAHU IN CERTAIN CIRCUMSTANCES) - 11.12.2003 at 9:00 am

New Zealand Gazette 1957 Pages 1290 - 1291

GN 5605084.1 Gazette Not

Cpy - 01/02, Pgs - 001, 29/05/03, 09:57



DocID: 210839282

Reservation of Land and Vesting in the Eyre County Council

PURSUANT to the Land Act 1948, the Minister of Lands hereby sets apart the lands described in the Schedule hereto as reserves for plantation purposes, and further, pursuant to the Reserves and Domains Act 1953, vests the said reserves in the Chairman, Councillors, and Inhabitants of the County of Eyre, in trust, for that purpose.

SCHEDULE

CANTERBURY LAND DISTRICT

RESERVE 4860, situated in Block IX, Rangiora Survey District: Area, 2 roods 9·6 perches, more or less. (S.O. Plan 8881L.)

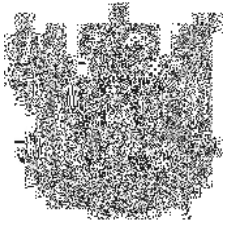
Also Reserve 4861, situated in Block IX, Rangiora Survey District: Area, 1 rood, more or less. (S.O. Plan 8881L.)

Also Reserve 4862, situated in Block XIII, Rangiora Survey District: Area, 1 acre and 1 perch, more or less. (S.O. Plan 8881L.)

Dated at Wellington this 5th day of July 1957.

E. B. CORBETT, Minister of Lands.

(L. and S. H.O. 6/1/1060; D.O. 8/5/30)



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **CB25B/82** **Cancelled**
Land Registration District **Canterbury**
Date Issued 23 August 1983

Prior References
CB282/174

Estate Fee Simple
Area 28.5733 hectares more or less
Legal Description Lot 4 Deposited Plan 3630
Original Proprietors
Perpetual Trust Limited as to a 51/100 share
Elaine Dorothy Petrie as to a 49/100 share

Interests

A376541.3 Mortgage to Westpac Banking Corporation - 9.11.1998 at 11.47 am
5331424.1 Variation of Mortgage A376541.3 - 3.9.2002 at 9:00 am
5821512.1 Discharge of Mortgage A376541.3 - 2.12.2003 at 9:00 am
5893094.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 321133) - Produced
10.2.2004 at 9:00 am and entered 5.3.2004 at 9:00 am
5893094.2 CTs issued - Produced 10.2.2004 at 9:00 am and entered 5.3.2004 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 321133	83995
Lot 2 Deposited Plan 321133	83996
Lot 3 Deposited Plan 321133	83997
Lot 4 Deposited Plan 321133	83998
Lot 5 Deposited Plan 321133	83999
Lot 6 Deposited Plan 321133	84000
Lot 7 Deposited Plan 321133	84001

CANCELLED

No. 25B/82

References

Prior C/T 282/174

Land and Deeds 69

Transfer No.

N/C. Order No. 449421/1



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 23rd day of August one thousand nine hundred and eighty three under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that MALCOLM ROBERT PETRIE of Swananoa, Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 28.5733

hectares or thereabouts being Lot 4 Deposited Plan 3630



for Assistant Land Registrar

Subject to:

Mortgage 780776 to Alan William Petrie - 10-11-1969 at 1.35a.m. Varied twice subsequently)

Mortgage 447253/1 to The Rural Banking and Finance Corporation - 18.8.1983 at 1.52p.m.

Transfer 554413/1 of a 49/100ths share to Elaine Dorothy Petrie of Swannanoa, Married Woman - 1.7.1985 at 1.37p.m.

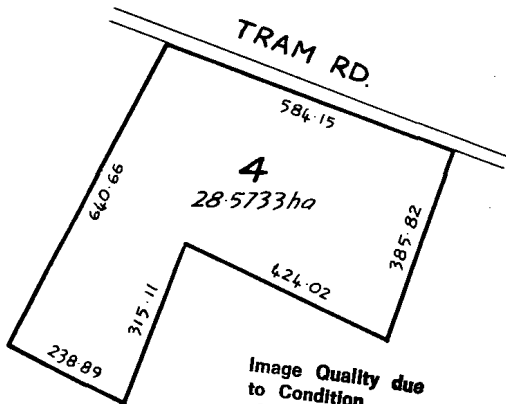
Mortgage 625473/1 to Roadbank Corporation Limited - 22.7.1986 at 11.35a.m.

Mortgage 721819/2 to Marshall Cordner & Co Solicitors Nominee Company Limited - 21.1.1988 at 11.15am

Net 746564/1 change of name of the Mortgage under No. 746564/1 to Wood Marshall Solicitors Nominee Company Limited - 16-6-1983 at 10.44 a.m.

Variation of Mortgage No. 746564/1 - 19.7.1989 at 10.44am

Eyre County



Measurements are Metric

No. 25B/82

over.....

25B/82

Transmission 871612/1 of Mortgage 780776 to Margaret Isobel Spark as executor - 19.4.1990 at 11.46am

[Signature]

for A.L.R.

Mortgage 890722/3 to ~~3rd~~ National Bank of New Zealand Limited 18.8.1990 at 11.54am

DISCHARGED
21/11/98
ALR

[Signature]
for A.L.R.

Mortgage 966391/2 to Westpac Banking Corporation 9.11.1998 at 2.14pm

DISCHARGED
9.11.1998

[Signature]
A.L.R.

Transmission A60322/1 of the share of Malcolm Robert Petrie to Elaine Dorothy Petrie, Widow, Susan Clare Petrie, Student and Jonathon Michael Dean Petrie, Student, all of Swannanoa as Executors - 12.7.1993 at 11.50am

[Signature]

for A.L.R.

A376541.2 Transfer of the 51/100 share acquired by Transmission A60322.1 to Perpetual Trust Limited

A376541.3 Mortgage to Westpac Banking Corporation

all 9.11.1998 at 11.47

[Signature]
for DLR

A385489.1 CHARGE UNDER SECTION 178 RATING POWERS ACT 1988 - 14.9.1999 at 9.11.1998 for Reg. 35.

A46626.1

DISCHARGED
20/10/99

[Signature]
FOR DLR

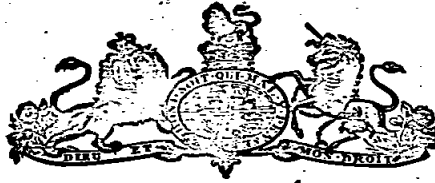


NEW ZEALAND.

CANCELLED

CANCELLED
CERTIFICATE OF TITLE
Register Book,
Vol. 89 Folia 236.

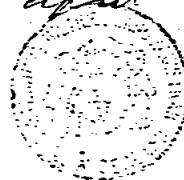
(C)
II. 124
Inam in Common



Pursuant to Memorandum of Transfer N^o 20148 from Robert Dailey, Sarah Chapman of Springbank, County of Ashley Widow is now possessed of an estate in fee simple Subject nevertheless to such encumbrances, liens and interests as are notified by Memorial under written or indorsed hereon of AN UNDIVIDED moiety or half part of and in that piece of land situated in the Mandeville District containing Forty three acres and four perches or thereabouts bounded as appears in the plan hereon and therein colored green which said piece of land is part of the Rural Section marked 15576 delineated in the Public Map of the said District deposited in the office of the Chief Surveyor originally granted the tenth day of November 1871 under the hand of Sir James Ferguson the then Governor of New Zealand to Robert Dailey.

In Witness whereof I have hereunto signed my name and affixed my seal this second day of April one thousand eight hundred and eighty three.

Signed in the presence of
the 2nd day of April 1883

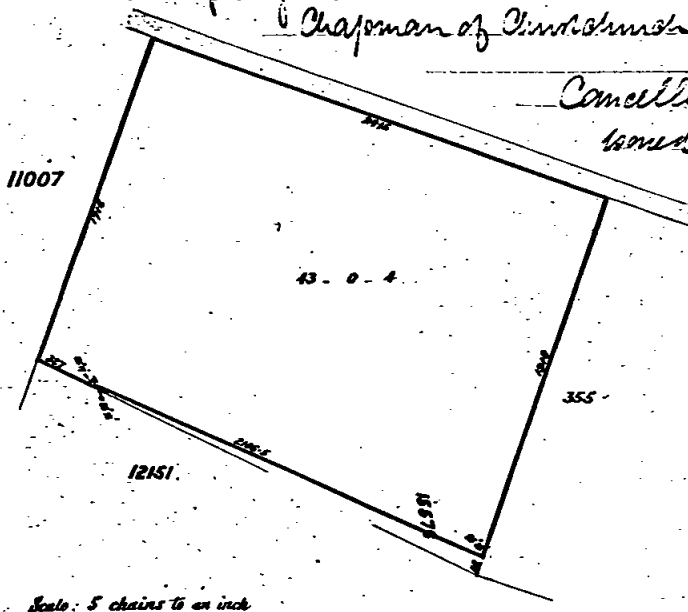


District Land Registrar
of the District of Canterbury

Transfer N^o 22115 produced by Thomas Chapman SS. of land
Chapman and mother Thomas Chapman Robert William
Chapman Edward Chapman and Walter Chapman of
Springbank Station Farmers and Arthur Freeman
Chapman of Timblishura Gentleman

Cancelled absolutely and R.C.
dated Vol. 100 Folia 105

Image Quality due
to Condition
of Original



397236

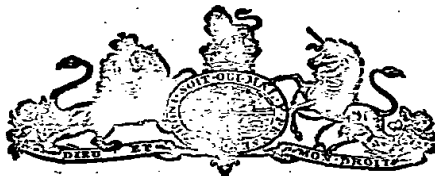


NEW ZEALAND.

CANCELLED

CANCELLED
CERTIFICATE OF TITLE

Statute in Common.



Register Book,

Vol. 89 Folio 237

Pursuant to Memorandum of Transfer H-20118 from Robert Dailley. Thomas Sanderson of Mata Peaks in the County of Ashburton is now seized of an Estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by Memorial under written or indorsed hereon of an undivided moiety or half part of and in that piece of land situated in the Mandeville District containing Forty three acres and four perches or thereabouts bounded as appears in the plan hereon and therein colored green which said piece of land colored green is part of the Rural Section marked 15576 delineated in the Public Map of the said District deposited in the office of the Chief Surveyor originally granted the tenth day of November 1874 under the hand of Sir James Fergusson the then Governor of New Zealand to Robert Dailley.

All WITNES whereof I have hereunto signed my name and affixed my seal this second day of April one thousand eight hundred and eighty three.

Signed in the presence of
the 2nd day of April 1883

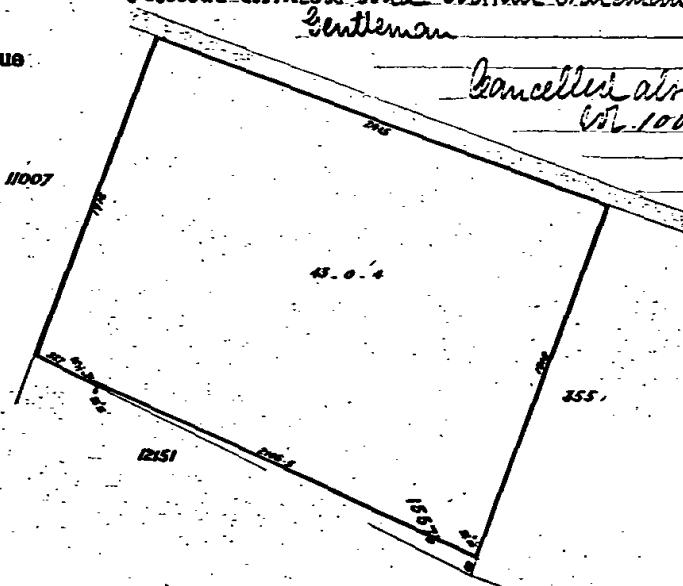


District Land Registrar
of the District of Canterbury

Witnessed and signed by Thomas Sanderson and others to Thomas Chapman Robert William Chapman, Edward Chapman and Walter Chapman of Springbank Station Farmers and Arthur Foreman Chapman of Christchurch Gentlemen

Cancelled absolutely and H.C. owned
Vol. 100 Folio 165

Image Quality due to Condition of Original



Scale - Chains to an inch.

89/237

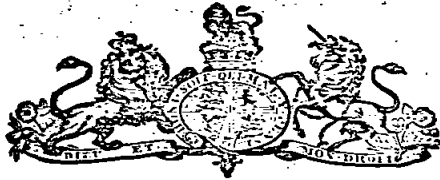
89/237



NEW ZEALAND

CANCELLED

(C)
89/156.277



(CERTIFICATE OF TITLE)
CANCELLED

Register Book,

Vol. 100 Folia 165.

100/165

Pursuant to Memorandum of Transfer No. 22115 from Sarah Chapman and another, Thomas Chapman, Robert William Chapman, Edward Chapman and Walter Chapman of Springbank Station Farmers and Arthur Freeman Chapman of Christchurch Gentleman are now seized of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by Memorials under written or enclosed here on in that piece of land situated in Block XIII of the Rangiora Survey District containing forty three acres and four perches or thereabouts edged green in the plan hereon and being part of the Rural Section marked 15576 delineated in the Public Map of the said District deposited in the office of the Chief Surveyor originally granted the tenth day of November 1874 under the hand of Sir James Ferguson Governor of New Zealand to Robert Sailer.

M. Williams whereof I have hereto signed my name and affixed my seal this fifteenth day of February one thousand eight hundred and eighteen four.

Signed in the presence of
M. Williams
the 15th day of February 1818



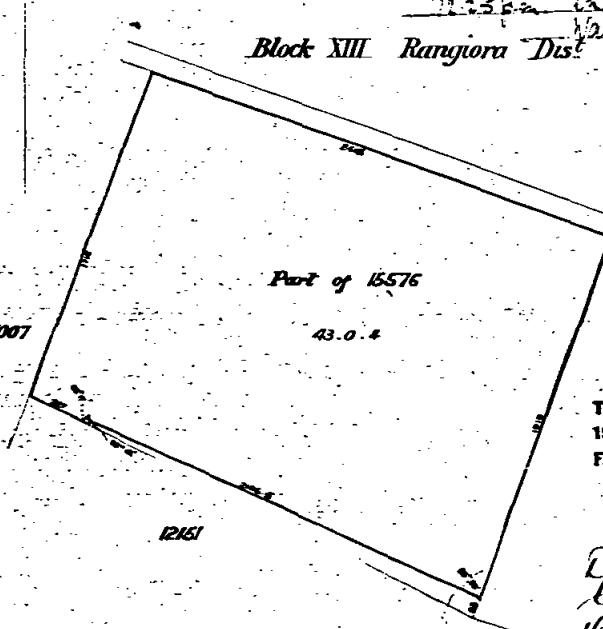
M. Williams
District Land Registrar
of the District of Canterbury

Encumbrance 16 produced 29th January 1898 at 12.15 p.m. Thomas Chapman Robert William Chapman Edward Chapman Walter Chapman and Arthur Freeman Chapman to Sarah Chapman.

M. Williams (initials)

Transfer No. 20924 produced 22nd March 1898 at 11.25 a.m. Thomas Chapman and others to Walter Chapman & Springbank Station Farmers & Arthur Freeman Chapman

Block XIII Rangiora Dist



Mortgage 68931 produced 10 July 1902 at 11.30 a.m. Walter Chapman

to Joseph Gould and Richard James

Transmission No. 4515 of Mortgage No. 48731 to the mortgagee named Joseph Gould. Entered 12th December, 1902 at 2.25 p.m.

Transfer 63015 of Mortgage No. 48931 produced 14th April 1904 at 12.20 p.m. Joseph Gould to George Gould and Frederick Maurice Warren, of Christchurch Merchants.

Williams (initials)

Scale: 6 chains to an inch.
Declaration lodged as to the loss of the original of Encumbrance 16. Production dispensa will under Sections 37 and 116 of the Land Transfer Act 1908. 10th June 1912

Image Quality due to Condition of Original

100/165

100/165

Transmission 8721 Evidence of the death of the above named Sarah Chapman (Encumbrance 16) produced 10 June 1913 at 12:25 pm ~~at 12:25 pm~~ ^{at 12:25 pm}

Transfer 98921 produced 13 June 1913 at 3:45 pm Walter Chapman to John White of Swannoc, Farmer

Cancelled N.C. 282/174
C/F 11789

100/165

CANCELLED

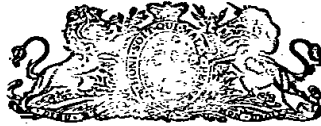


NEW ZEALAND.

[Form B.]

282 174

Reference: Vol. 100, Folio 765
 Transfer No. 98927.
 Application No. 77789.
 Order for N/O No.



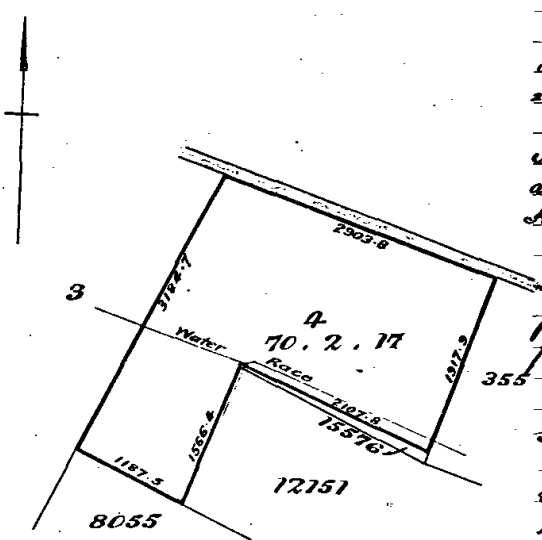
CANCELLED
 Register-book,
 Vol. 282, folio 174

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the second day of July, one thousand nine hundred and hundred, under the hand and seal of the District Land Registrar of the Land Registration District of Manukau Witnesseth that John White of Swannawa Farmer

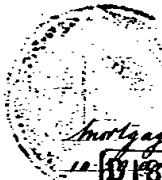
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing seventy acres two roods five tenths Merelles or Mereahouts situated in Block XIII of the Rangiora Survey District comprising parts of Rural Sections 11004, 12161 and 15546 and being Suburban plan deposited in the Lands Registry Office as No 3630

Image Quality due to Condition of Original



METRIC AREA: 28.5733 ha

Scale: 10 Chains to an Inch



District Land Registrar

Mortgage 143118 produced 20 April 1925 at 12.00pm for 1000/- to Frank Siddons and William John Johnston
Mortgage 143118 DISCHARGED 7/3/27
Mortgage 143118 produced 27 April 1930 at 2.20pm for 2000/- to William Johnston
Mortgage 143118 DISCHARGED 7/3/27
Mortgage 188231 produced 7th March 1935 at 4pm for 1000/- to George Jackson and Henry Jackson
Mortgage 188231 DISCHARGED 11/3/37
Lease 9901 produced 9 April 1935 at 2.20pm John White to Maurice Charles Hartman for 7 years from 1 April 1935
Lease 9901 DISCHARGED 11/3/37
Transmission of 300/- of Mortgage 188231 to the Public Trustee dated 21 January 1938 at 3.55pm
Transfer 22222 of 1000/- produced 31 January 1938 at 2.58pm to the Public Trustee to register the same
Transmission 29455 to the Public Trustee of 1000/- dated 11th March 1937 at 11.24am
Transmission 29455 DISCHARGED 10/3/37

282 174

1162

THIS DOCUMENT IS THE PROPERTY OF THE DISTRICT LAND REGISTRAR

282/174

282 174

Transfer 570128 Hugh Henry Petrie to William William
Petrie wife of Hugh Henry Petrie of Swanton Vermont
produced affidavit 10.11.1947

Transfer 780775 to Hakata Robert Petrie
of Swanton Vermont 10-11-1947 at 10:35 AM

Mortgage 780776 to William William Petrie
10-11-1947 at 10:35 AM

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
A.L.R.

Variation of Mortgage 780776 - 2.12.1974 at
12.11 p.m.

Variation of Mortgage 780776 -
16.12.1977 at 9.39 am.

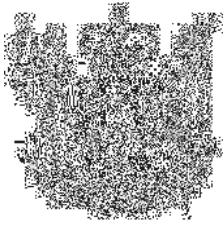
Mortgage 447253/1 to The Rural Banking
and Finance Corporation - 8.8.1983 at
1.52 p.m.

OCT 449421/1) Cancelled and new CT 25B/82
23.8.1983) issued

CANCELLED

282 174





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

**Limited as to Parcels
Historical Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **CB380/217**
Land Registration District **Canterbury**
Date Issued 23 July 1926

Cancelled

Prior References
DI C8589

Estate Fee Simple
Area 8.0937 hectares more or less
Legal Description Reserve 355
Purpose reserve for plantation purposes
Original Proprietors
The Superintendent of the Province of Canterbury

Interests

Lot 3 DP 323637 is vested in Waimakariri District Council as road pursuant to Section 238 Resource Management Act 1991

5797895.1 CTs issued - Produced 13.11.2003 at 9:00 am and entered 17.11.2003 at 9.00am

Legal Description	Title
Part Lot 1 Deposited Plan 323637	95167
Part Lot 2 Deposited Plan 323637	95168

CANCELLED

380/217

NEW ZEALAND.



Land Transfer (Compulsory Registration of Titles) Act, 1924. Deeds Index C.8589 Application No. C.2420

Register-book, Vol. 380, folio 217

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the Twenty-third day of July one thousand nine hundred and Twenty-six under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury. Witnesseth that THE SUPERINTENDENT OF THE PROVINCE OF CANTERBURY is seized of an estate in fee simple in Trust for a Gravel Pit

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing TWENTY ACRES or thereabouts situated in Block XIII of the Rangiora Survey District being Reserve 355 and being more particularly described in Crown Grant Registered No. 13967 (29/77)

Image Quality due to Condition of Original

M. M. Pringle District Land Registrar

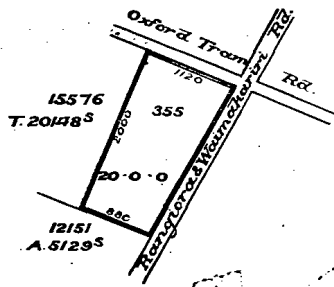
435730 Order in Council pursuant to Section 149 of the Public Works Act 1928 consenting to the proposed portion of the Road adjoining the above described land dated 9 April 1956 at 1.51 pm.

R. M. Knowles A.L.R.

456759 Order changing the purpose of the above described reserve to a reserve for plantation purposes entered 12 April 1957 at 9.17 am.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

A. J. Simpson A.L.R.



METRIC AREA:— 8.0937 ha.

Scale: 10 Chains to an Inch

380/217

380/217

380/217



Appendix B – LLUR Statement

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or contact Customer Services at ecan.govt.nz/contact/ and quote ENQ353761

Date generated: 08 September 2023
Land parcels: Lot 2 DP 323637
 Lot 5 DP 321133
 Lot 7 DP 321133
 Lot 1 DP 323637



The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the search radius may not be shown on this map, even if the property is visible.

Sites at a glance

 Sites within enquiry area

Site number	Name	Location	HAIL activity(s)	Category
-------------	------	----------	------------------	----------

Please note that the above table represents a summary of sites and HAILS intersecting the area of enquiry only.

 Nearby sites

Site number	Name	Location	HAIL activity(s)	Category
3777	Mainpower NZ Ltd., Swannanoa Substation	969 Two Chain Road, Swannanoa	B4 - Power stations, substations or switchyards;	Not Investigated
169707	975 Two Chain Road, Swannanoa	975 Two Chain Road, Swannanoa	G5 - Waste disposal to land;	Not Investigated
171887	975 & 979 Two Chain Road, Swannanoa	975 & 979 Two Chain Road, Swannanoa	A10 - Persistent pesticide bulk storage or use;	Not Investigated

Please note that the above table represents a summary of sites and HAILS intersecting the area of enquiry within a 100m buffer.

More detail about the sites

Site 3777: Mainpower NZ Ltd., Swannanoa Substation (Within 100m of enquiry area.)

Category: Not Investigated
Definition: Verified HAIL has not been investigated.

Location: 969 Two Chain Road, Swannanoa
Legal description(s): Lot 1 DP 368220

HAIL activity(s):	Period from	Period to	HAIL activity
	2009	Current	Power stations, substations or switchyards.

Notes:

16 Nov 2009 This Site has been identified from the Waimakariri district HAIL site location project. On this site is a substation. A drive-by resulted in the identification of two transformers. There is around 6645L of circulating oil used for cooling in each transformer. The transformers are banded to account for any possible leaks.



Investigations:

There are no investigations associated with this site.

Site 169707: 975 Two Chain Road, Swannanoa (Within 100m of enquiry area.)

Category: Not Investigated
Definition: Verified HAIL has not been investigated.

Location: 975 Two Chain Road, Swannanoa
Legal description(s): Lot 5 DP 83092

HAIL activity(s):	Period from	Period to	HAIL activity
	Unknown	Present	Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Notes:

4 Dec 2016 Also evident on google earth
4 Dec 2016 This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
7 Jul 2017 Area defined from Unknown to Present aerial photographs. G5 - Waste disposal to land was noted in aerial photographs reviewed.



Investigations:

There are no investigations associated with this site.

Site 171887: 975 & 979 Two Chain Road, Swannanoa (Within 100m of enquiry area.)

Category: Not Investigated
Definition: Verified HAIL has not been investigated.

Location: 975 & 979 Two Chain Road, Swannanoa
Legal description(s): Lot 4 DP 83092, Lot 5 DP 83092

HAIL activity(s):	Period from	Period to	HAIL activity
	2000	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

4 Dec 2016

This record was created as part of the Waimakariri District Council 2016 HAIL identification project.

21 Aug 2017

Area defined from 2000 to Present aerial photographs. A10 - Persistent pesticide bulk storage or use was noted in aerial photographs reviewed.



Investigations:

INV 177238

979 Two Chain Road Pesticide Use Survey

Owner - Notice of Site Investigation

26 Jun 2017

Summary of investigation(s):

The land owner was surveyed regarding use of the site for period 2000 to Present and no use or storage of persistent pesticides were reported. Current owner purchased 12 years ago. Olive trees removed 3 years ago. No pesticides used.



Nearby investigations of interest

INV 290859

Preliminary Site Investigation 891 Two Chain Road, Swannanoa

Eliot Sinclair & Partners Ltd - Preliminary Site Investigation

26 Jul 2021

Summary of investigation(s):

Environment Canterbury has received a Preliminary Site Investigation report that includes all or part of the property you have selected.

A Preliminary Site Investigation seeks to identify potential sources of contamination resulting from current and historical land uses.

The preliminary site investigation may not have found any potential sources of contamination on the property you have enquired about. Where potential sources of contamination have been identified, a site identification number (e.g. SIT 1234) and land uses from the Hazardous Activities and Industries List (HAIL) will be shown on your statement.

This investigation has not been summarised.

Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

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Appendix C – Historical Aerial Photographs

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Scale: 1:5,000 @A4

Map Created by MEL on 8/09/2023 at 1:51 PM



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Scale: 1:5,000 @A4

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Scale: 1:5,000 @A4

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Scale: 1:5,000 @A4

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Scale: 1:5,000 @A4

Map Created by MEL on 8/09/2023 at 1:55 PM



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Scale: 1:5,000 @A4

Map Created by MEL on 8/09/2023 at 1:55 PM



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Scale: 1:5,000 @A4

Map Created by MEL on 8/09/2023 at 1:56 PM



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Scale: 1:5,000 @A4

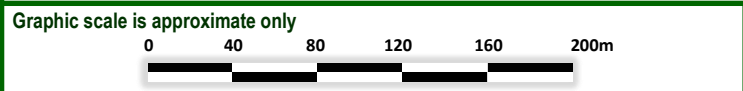
Map Created by MEL on 8/09/2023 at 1:56 PM



Appendix D – Site Inspection Plan

LEGEND

- text Potential HAIL activity / source of contamination
- text Description of structures/areas not considered to pose a risk
- Approx. extent of risk area



937 Two Chain Road, 1379, 1401 and 1419 Tram Road,
Swannanoa

Site Inspection and Risk Area Plan

- Notes:**
- 1 This plan has been prepared for soil contamination risk assessment purposes only. No liability is accepted if the plan is used for any other purposes.
 - 2 Any measurements taken from this plan which are not dimensioned on the electronic copy are at the risk of the user.
 - 3 Soil sample locations are approximate only